

G:\NCA\Projects\terry whitely\12533-00 - terry whitely - locust center towns\03 - DWG\plansheets\Rezoning\RZ1-0 - REZONING PLAN.dwg



SITE DATA

TOTAL ACREAGE: ± 10.06 AC
 TAX PARCEL (DEED BOOK-PAGE): 557503220795 (1839-1623)
 SITE ADDRESS: A PORTION OF 557503138320 (1660-1610)
 EXISTING ZONING: ARDSLEY DR, LOCUST, NC
 EXISTING USES: CC (CITY CENTER)
 PROPOSED USES: VACANT
 PROPOSED DENSITY: SINGLE-FAMILY ATTACHED TOWNHOMES
 PROPOSED DENSITY: ± 8.55 DUA
 MAX BUILDING HEIGHT: 3 STORIES
 PROPOSED BUILDING HEIGHT: PER REZONING

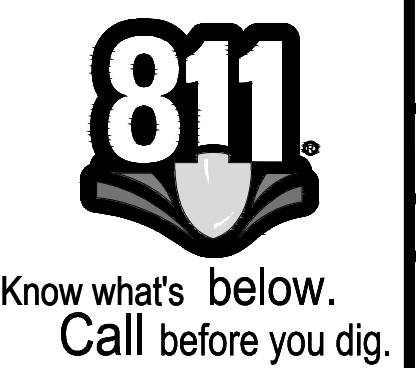
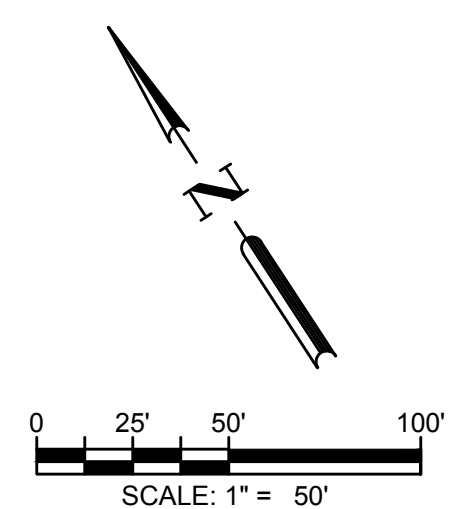
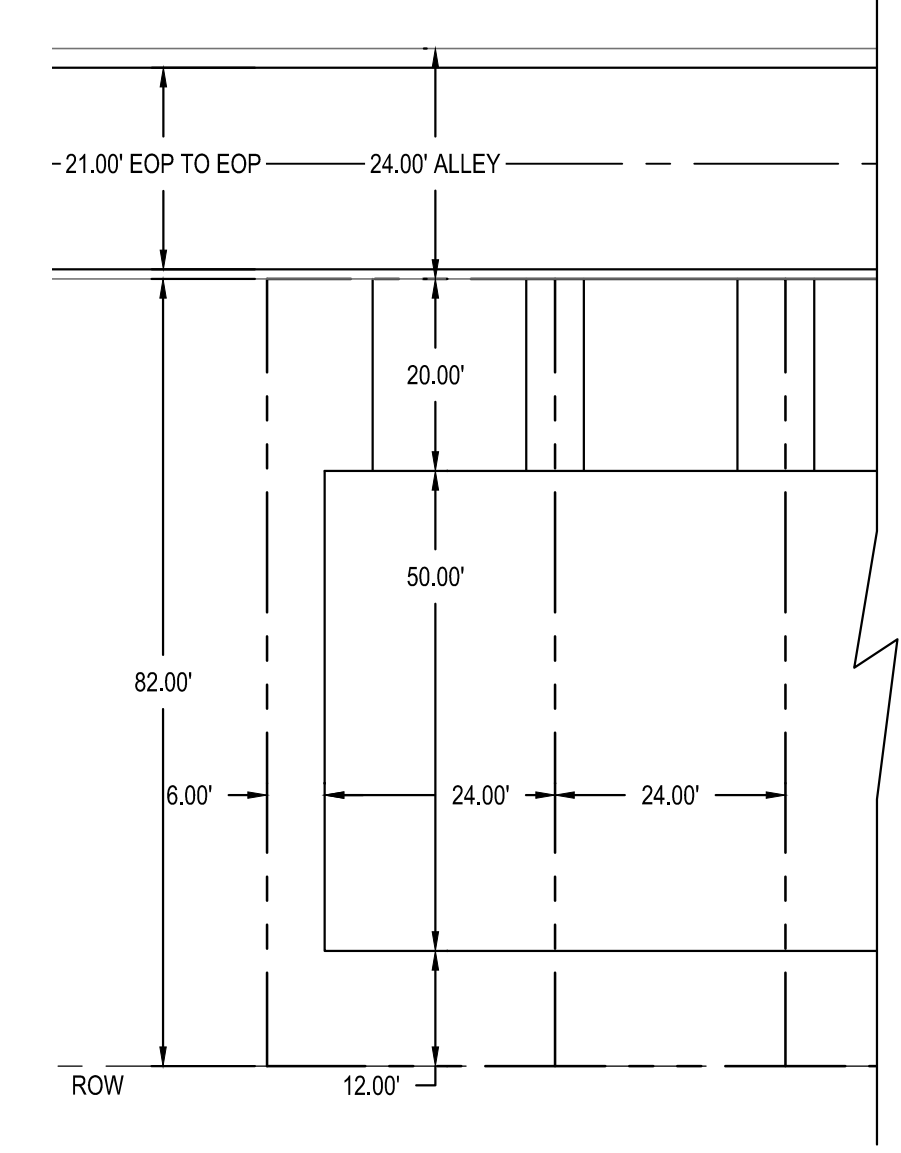
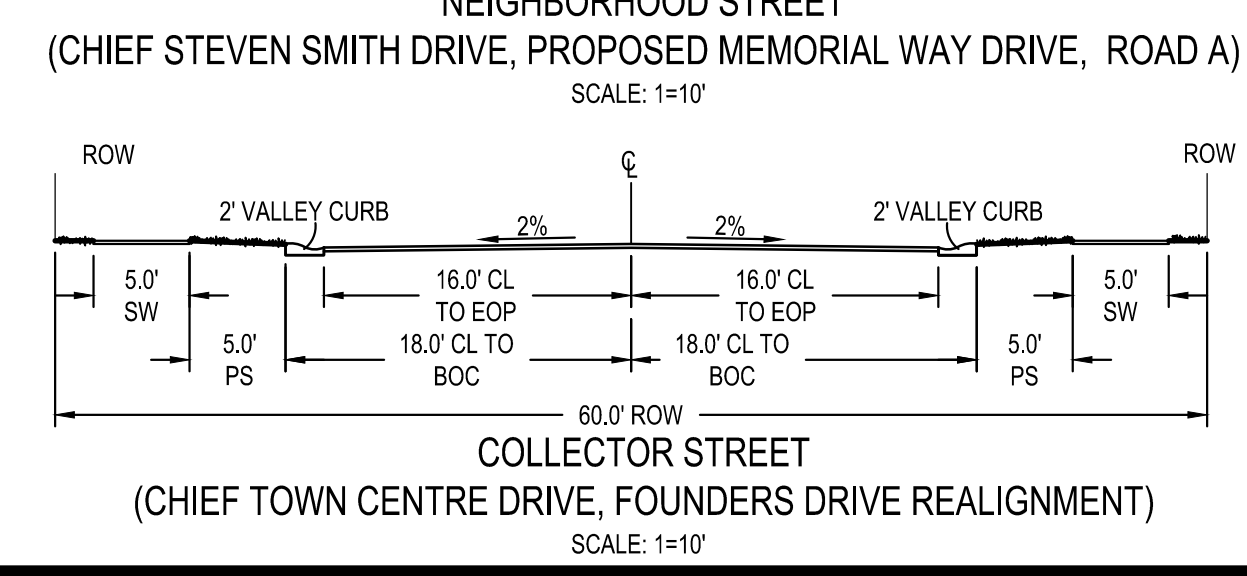
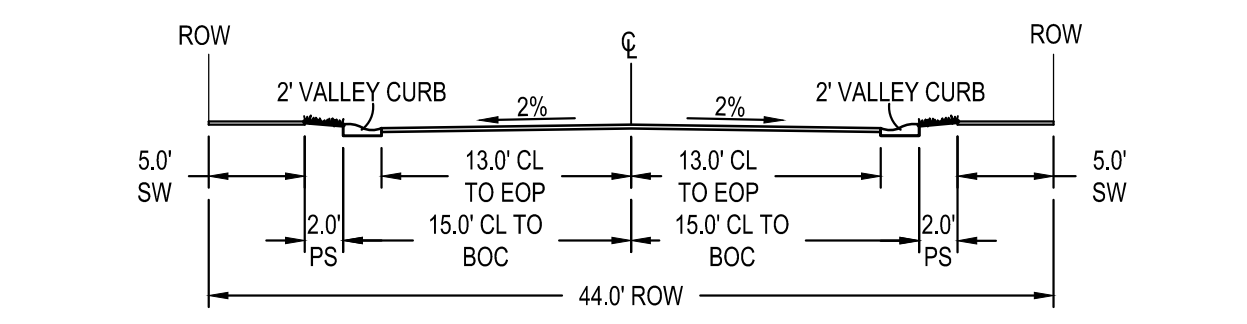
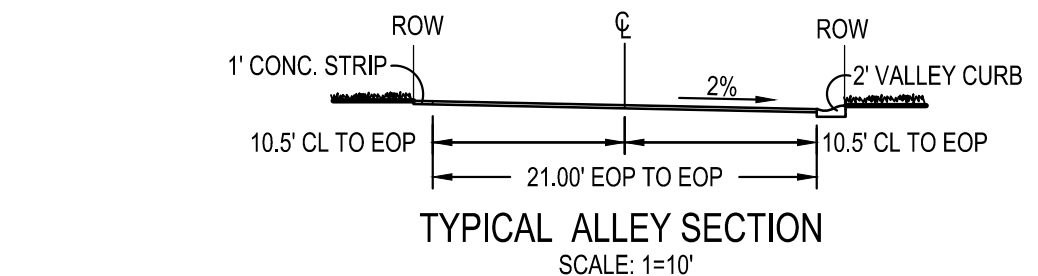
DWELLING UNITS: 86 UNITS
 MINIMUM LOT AREA: 1,950 SF
 MINIMUM LOT WIDTH: 24'
 MINIMUM LOT DEPTH: 80'
 TYPICAL LOT SIZE: 24' X 82'

COMPLETION TIMELINE
 BEGIN CONSTRUCTION: OCTOBER 2024
 COMPLETE CONSTRUCTION: OCTOBER 2025

OPEN SPACE
 PROVIDED OPEN SPACE: 1.25 ACRES (12.42%)

SETBACKS
 FRONT SETBACK: 10'
 REAR YARD: 20'
 SIDE YARD: 0' OR 10% LOT WIDTH (2,4')

WASTE MANAGEMENT
 SOLID WASTE PROVIDED: ROLLOUT CONTAINERS - PRIVATE SERVICES
 RECYCLING PROVIDED: PRIVATE SERVICES



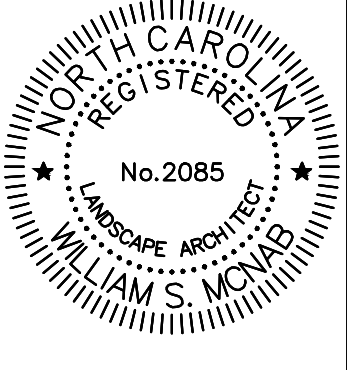
REV	DATE	DESCRIPTION
5/16/2024		COMMENTS FROM LOCUST STAFF

DESIGNED BY: AH
 DRAWN BY: YAD/AP
 REVIEWED BY: WSM

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LOCUST CENTER TOWNS
 LOCUST, NC



FILE NUMBER: 12533-00
 DATE: 05/14/2024
RZ1-0

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LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIRED
 REQUIRED OPEN SPACE: 10% OF GROSS ACREAGE 10.06 AC. X 10% = 1.00 AC.
 PROVIDED: 1.25 AC. (12.42%)

STREET TREES
 CHIEF STEVEN SMITH STREET
 REQUIRED: 1 CANOPY STREET TREE EVERY 40' O.C., 727 LF OF FRONTAGE (ONE SIDE) / 40' = 19 CANOPY TREES
 PROVIDED: 19 CANOPY TREES

FOUNDERS DRIVE
 REQUIRED: 1 CANOPY STREET TREE EVERY 40' O.C., 600 LF OF FRONTAGE (ONE SIDE) / 40' = 15 CANOPY TREES
 PROVIDED: 17 CANOPY TREES

TOWN CENTRE DRIVE
 REQUIRED: 1 CANOPY STREET TREE EVERY 40' O.C., 520 LF OF FRONTAGE (ONE SIDE) / 40' = 13 CANOPY TREES
 PROVIDED: 13 CANOPY TREES

ARDSLEY DRIVE
 REQUIRED: 1 CANOPY STREET TREE EVERY 40' O.C., 1,000 LF OF FRONTAGE (BOTH SIDES) / 40' = 25 CANOPY TREES
 290 LF OF FRONTAGE (ONE SIDE) / 40' = 8 CANOPY TREES
 PROVIDED: 35 CANOPY TREES

PROPOSED MEMORIAL WAY DRIVE
 REQUIRED: 1 CANOPY STREET TREE EVERY 40' O.C., 1,000 LF OF FRONTAGE (BOTH SIDES) / 40' = 25 CANOPY TREES
 PROVIDED: 25 CANOPY TREES

GENERAL NOTES:

- PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LINES ADJACENT TO WORK AREAS. CONTRACTOR SHALL PROTECT ALL UTILITY LINES IN AND ADJACENT TO THE WORK AREA DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPURTENANCES, WHICH OCCUR AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, OR ANY OF THEIR SUBCONTRACTORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE OF DELIVERY AND PROTECTION OF PLANT MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL OF THE PLANT MATERIALS AND LAWN FOR THE FULL MAINTENANCE PERIOD OF THE CONTRACT. THIS SHALL INCLUDE AND MAY NOT BE LIMITED TO: WATERING, MULCHING, PEST CONTROL AND FERTILIZING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
- PERMANENT STABILIZATION SHALL BE ESTABLISHED IN ALL UNPAVED AREAS ON-SITE OR OFF-SITE FOR ALL DISTURBED AREA. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- ANY PLANT MATERIAL WHICH IS DISEASED, INFESTED, DISTRESSED, DEAD, OR OTHERWISE REJECTED, PRIOR TO SUBSTANTIAL COMPLETION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY.
- THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- PRIOR TO PLANTING, SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE, AND LAB TESTED, TO CONFIRM PROPER SOIL CONDITION AND NUTRIENT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT MATERIALS. IF UNACCEPTABLE PH OR INADEQUATE SOIL NUTRIENTS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE. REFER TO PLANTING MIX NOTES.
- FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. IN AREAS WHERE SEED IS USED FOR TEMPORARY STABILIZATION, THE TEMPORARY GRASS SHALL BE REMOVED PRIOR TO LAYING SOD.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

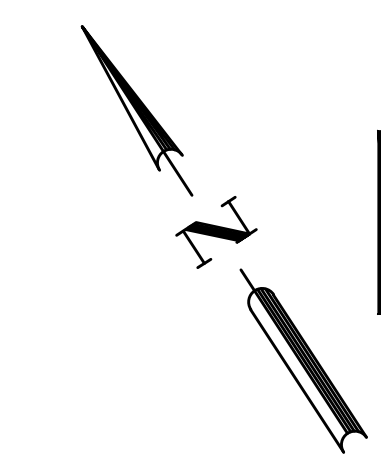
PLANTING MIX NOTES:

- EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF PLANTING MIX. EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET PLANTING MIX REQUIREMENTS.
- SOIL IN ALL PLANTING STRIPS, ISLANDS, AND PLANTING BEDS, WHETHER EXISTING OR NEW (ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM PLANTING MIX SPECIFICATIONS. SOIL AMENDMENTS OR FRESH PLANTING MIX ARE OFTEN NEEDED FOR PLANTING AREAS AT SITES WHERE THE ORIGINAL TOPSOIL IS OF POOR QUALITY, HEAVILY COMPACTED, OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DUE TO GRADING.
- PLANTING MIX SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS, AND THEIR ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER. PLANTING MIX SHALL CONTAIN NOT MAN MADE MATERIALS UNLESS OTHERWISE SPECIFIED.
- PLANTING MIX SHALL HAVE AN ACIDITY OF 5.5 - 7.0 PH.
- ACCEPTABLE PLANTING MEDIA SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:
 CLAY - MINIMUM 10% / MAXIMUM 40%, SAND - MINIMUM 20% / MAXIMUM 50%, SILT - MINIMUM 20% / MAXIMUM 50%, ORGANIC MATTER - MINIMUM 5% / MAXIMUM 10%
- ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.
- PLANTING MIX SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

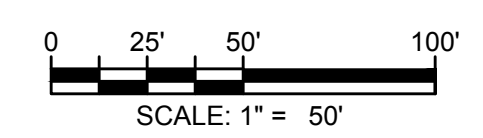
LANDSCAPE NOTES

- ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM 4" OF CLEAN FRIABLE TOPSOIL FREE OF ROCKS, ROOTS, AND OTHER DELETERIOUS MATERIALS.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN, FIELD GROWN, BALLED AND BURLAPPED OR AS INDICATED IN THE PLANT LIST.
- NEW TREES SHALL MEET REQUIREMENTS AS SPECIFIED. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, BE VIGOROUS, AND HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED BRANCHES, AND FIBROUS ROOT SYSTEMS. TREES WITH MAJOR CIRCLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS OR PER LOCAL JURISDICTIONAL REQUIREMENTS.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES "IN LEAF" SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AS A MINIMUM FOR QUALITY REQUIREMENTS.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM OF FOUR INCHES (4") OF MULCH. MULCH SHALL BE ACQUIRED FROM A LOCAL SOURCE AND HARVESTED IN A SUSTAINABLE MANNER.
- PLANT SPACING IS AS INDICATED ON THE PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN FEET (7').
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE FEET (9'). SHRUBS IN VISIBILITY EASEMENTS SHALL HAVE A MAXIMUM HEIGHT OF 24" AND COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS.
- TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN FEET (14').
- ALL TREES NOT LOCATED IN A LANDSCAPE BED ARE TO RECEIVE A FOUR FOOT (4') DIAMETER MULCH RING.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE A 4" V-TRENCH EDGE.

PLANT SCHEDULE							
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	QN	35	NUTTALL OAK	QUERCUS NUTTALLII	8' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QL	17	OVERCUP OAK	QUERCUS LYRATA	8' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	AS	19	SUGAR MAPLE	ACER SACCHARUM	8' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	AF	38	FREEMAN MAPLE	ACER X FREMANII	8' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
PLANTING SYMBOLS			QUANTITY (0) XX	PLANT CODE			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.



NOTE:
 CONTRACTOR SHALL INCLUDE (IN BASE BID) COSTS FOR ALL CITY REQUIRED BACKFILL / SOIL AMENDMENT REQUIREMENTS WITHIN LANDSCAPING AREAS (INCLUDING PLANTING STRIPS).



DESIGNED BY:	AH	DATE		DESCRIPTION
DRAWN BY:	YAD/AP	REV		
REVIEWED BY:	WSM			

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LOCUST CENTER TOWNS
 LOCUST, NC

LANDSCAPE PLAN

STATE OF NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
 No. 2085
 WILLIAM S. MCNEIB

FILE NUMBER:
12533-00
 DATE: 04/16/2024
RZ2-0

CONDITIONAL NOTES:

UNLESS THE REZONING PLAN OR THESE CONDITIONAL NOTES ESTABLISH DIFFERENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE CC DISTRICT IN THE LOCUST DEVELOPMENT ORDINANCE SHALL GOVERN THE DEVELOPMENT OF THE SITE. THE REQUIREMENTS LISTED BELOW MUST ALSO BE RECORDED WITH THE REGISTER OF DEEDS OF STANLY COUNTY AND ARE PERPETUALLY BINDING, UNLESS ANOTHER REZONING REQUEST IS BROUGHT TO THE CITY AND APPROVED BY THE CITY COUNCIL.

- A. PERMITTED USES (ADDITIONAL CONDITIONS MAY APPLY PER OPS ZONING)
1. SINGLE-FAMILY ATTACHED AND STRUCTURES ACCESSORY AND TYPICAL TO ATTACHED SINGLE-FAMILY NEIGHBORHOODS INCLUDING GAZEBOS, MAIL KIOSKS, OUTDOOR OPEN AIR COVERED SPACES, NECESSARY UTILITY INFRASTRUCTURE, AMENITIES AND WALLS / FENCES CONSISTENT WITH SECTION 7.11 OF THE DEVELOPMENT ORDINANCE.
2. OPEN SPACE AND/OR NATURE PRESERVE.
3. AMENITY AREAS THAT MAY INCLUDE PARKS, CLUBHOUSES, CABANAS, POOL, PLAYGROUNDS, SPORTS FACILITIES, AND/OR OTHER ACTIVE AND PASSIVE RECREATIONAL USES.
4. UTILITY DISTRIBUTION FACILITIES TO SERVE INTENDED ATTACHED SINGLE-FAMILY COMMUNITY.
B. BUILDING DESIGN REQUIREMENTS
1. EXTERIOR MATERIALS SHALL BE A MIXTURE OF WOOD SHINGLES, BRICK, STONE, STUCCO, WOOD SIDING, FIBER CEMENT SIDING, OR SIMILAR MATERIALS. VINYL SIDING WILL NOT BE ALLOWED AS A MAIN SIDING MATERIAL...
C. LANDSCAPING & BUFFERING
1. PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE BY THE CITY OF LOCUST, THE FOLLOWING LANDSCAPING SHALL BE IN PLACE:
a. FRONT YARDS, REAR YARDS, AND SIDE YARDS OF THE SUBLOTS SHALL BE SODDED.
D. ADDITIONAL SITE-SPECIFIC CONDITIONS
1. DEVELOPER SHALL PERFORM OR GUARANTEE WITH BOND BY THE TIME OF FINAL PLAT APPROVAL REQUIRED OFF-SITE IMPROVEMENTS NEEDED TO ACCOMMODATE THE DEVELOPMENT...
E. STORMWATER
1. EROSION CONTROL AND STORMWATER MEASURES SHALL BE DESIGNED AND MAINTAINED TO BE COMPLIANT WITH LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS.

Table with columns for REV, DATE, COMMENTS FROM LOCUST STAFF, and DESCRIPTION. Includes revision history for 5/16/2024.

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LOCUST CENTER TOWNS contact information: LOCUST, NC.

CONDITIONAL REZONING PLAN NOTES



FILE NUMBER: 12533-00
DATE: 05/14/2024

RZ3-0



Know what's below. Call before you dig.